



See the Possibilities.

World-Class Tools and Service
to take you from Search to Sold.



BERKSHIRE
HATHAWAY

HomeServices

KoenigRubloff

Realty Group

OUR PLEDGE TO YOU

We extend our warmest welcome to you. Thank you for trusting Berkshire Hathaway HomeServices KoenigRubloff Realty Group with this most important decision. Count on us for personal service and integrity that will translate into results.

Backed by the most respected name in business combined with our local roots, here at Berkshire Hathaway HomeServices KoenigRubloff Realty Group, we are eager to work with you to meet your real estate needs.

With strong, local leadership and the resources of a national real estate powerhouse, our name stands for unquestioned financial strength and smart business decisions. Our affiliation with the Berkshire Hathaway HomeServices network

gives us premier international reach from the fastest growing national real estate network.

Our brokers are neighborhood experts, offering an unsurpassed level of service to clients. They are equipped with an impressive array of sophisticated technology tools to help you achieve your real estate goals. Additionally, our brokers have access to a comprehensive suite of real estate services including Fort Dearborn Title, HomeServices Insurance, and Prosperity Home Mortgage. We look forward to giving you the luxury of personalized service every step of the way.



Diane Glass
Chief Operating Officer



Mark Pasquesi
President of Brokerage



Joe Stacy
Senior Vice President
& General Sales Manager



**BERKSHIRE
HATHAWAY**
HomeServices
KoenigRubloff
Realty Group



WE WORK FOR YOU



**BERKSHIRE
HATHAWAY**

HomeServices

KoenigRubloff
Realty Group

A globally respected business name, national connections and deep local roots uniquely position KoenigRubloff to meet the needs of our clients.

LOCAL ROOTS

Starting in 1930, the Koenig and Rubloff names have been a part of the Chicago-area real estate landscape consistently providing high-quality representation and outstanding service to generations of home buyers and sellers. From our earliest days in Chicago and Glenview, we

have become leaders in the brokerage industry by developing relationships with our clients and our communities. Our affiliation with the Berkshire Hathaway HomeServices network gives us unmatched international alliances with brokerages around the world.

GLOBAL REACH

Berkshire Hathaway HomeServices is the top real estate brand in the nation. With nearly 50,000 agents and 1,400+ offices*, we offer an unmatched national and global network.

Our company is built on proven operational excellence, demonstrated integrity and the reputation of Berkshire Hathaway, one of the

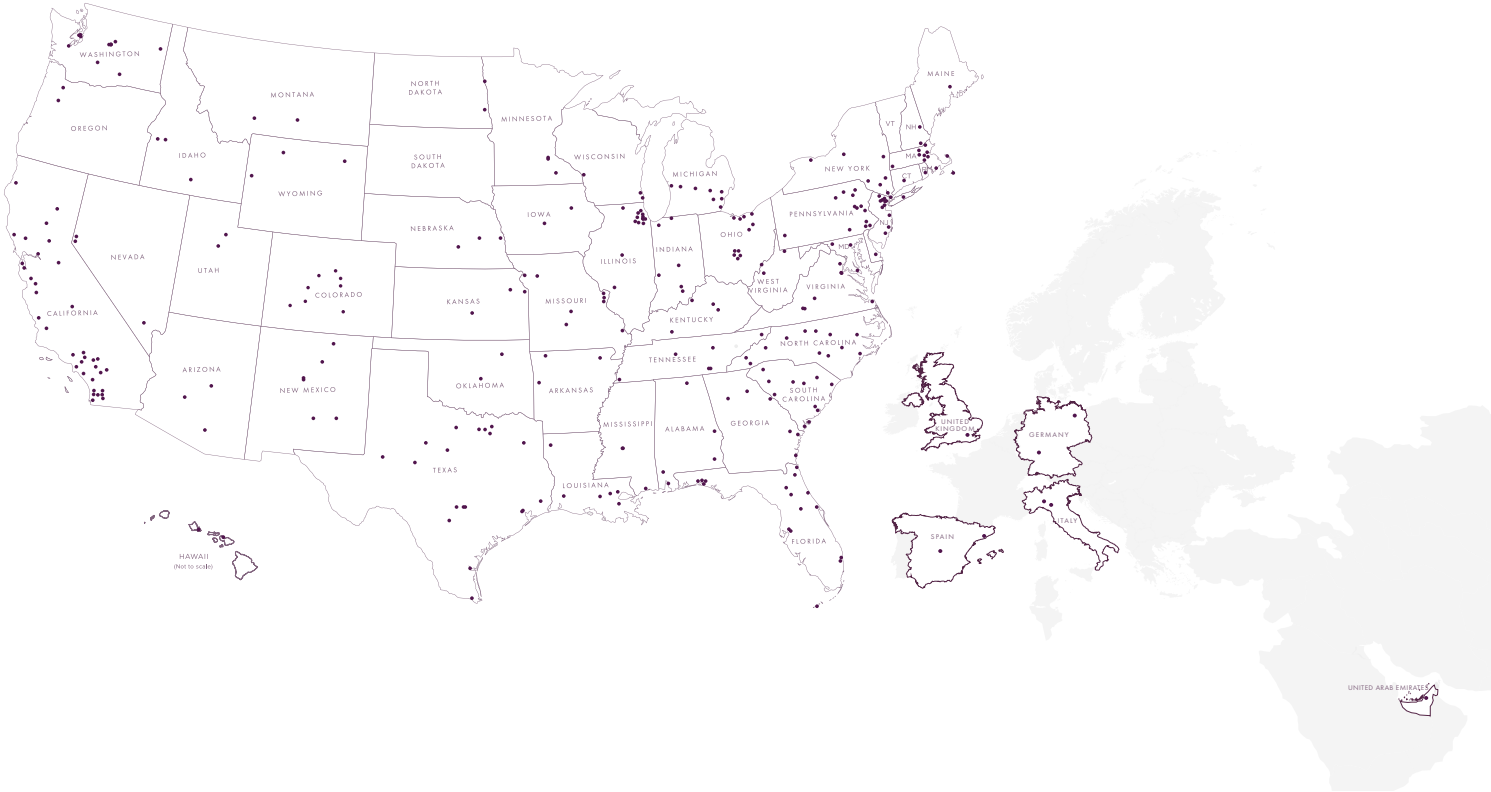
world's most admired companies. Our powerful Global Network Platform equips our agents to work in a world that is mobile, online and social, complementing our deep industry expertise and unmatched business knowledge.

*2019





A GLOBAL NETWORK OF OPPORTUNITY



NEARLY 50,000 AGENTS, 1,450+ OFFICES AND GROWING

Berkshire Hathaway HomeServices Reach

BHHS Network August 2019, map is subject to change along with the rapid growth of the network.



BERKSHIRE HATHAWAY
HomeServices
KoenigRubloff
Realty Group

KoenigRubloff Realty Group

No.1

Berkshire Hathaway HomeServices,
Midwest Region



HomeServices of America

No.1

In the country*



Berkshire Hathaway

No.3

Most admired company in the world**

*Real Trends, 2018 closed transaction sides
**Fortune - World's Most Admired Companies 2019



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BEING GOOD NEIGHBORS

The powerful impact that individuals can have when they come together is insurmountable. Through projects like food pantry drives, brown bag lunch assembly, work days at Feed

My Starving Children, our annual Toys for Tots effort, and our Community Kindness volunteer event, our agents and employees use their time and talents to serve others.



As good neighbors, we believe in giving back to the communities we serve. The KoenigRubloff Cares Foundation was established as the charitable arm of our company. Through fundraising and local volunteer work, we strive to practice kindness and improve the quality of life for all.

Thanks to ongoing contributions from our generous agents and employees, in 2018 we were able to grant more than \$125,000 to these charities.



This non-profit organization offers children with cancer opportunities for positive group activities and emotional support.



Chicagoland's Habitat for Humanity builds homes and strengthens communities through homeownership.





Berkshire Hathaway Home Services Koenig Rubloff Realty Group's reach extends beyond real estate to offer clients a full-service experience, with in-house lending, title and insurance partners and home warranty providers. Clients have the confidence of knowing that these affiliated companies share the same high level of commitment and customer service as Koenig Rubloff Realty Group.



Listening to needs
Finding solutions
Competitive products
Superior service

847.853.6655



Full service title services ensure
a smooth closing

847.853.6000
CustomerCare@FDTtitle.com



Full service agency
Connections to leading providers
and products
Comprehensive range of
coverage options

800.277.0013
Insurance@HomeServices-ins.com



Don't let home protection be an
afterthought

OnlineHSA.com



Protection, savings, convenience and
peace of mind

HMSnational.com





HOME SEARCH IS ONLY THE BEGINNING

As a buyer's representative, your broker has the expertise to help you find the perfect home in the perfect location to meet your real estate goals. Using a blend of high-tech and high-touch tools, we make sure that you get timely information about properties along with local insight, and guide you through the process from offer to closing.



ANALYSIS & SEARCH

- Needs Assessment
- Property Search
- Mobile App Search
- Broker Networking & Tours
- Showing Appointments
- Property Viewing & Feedback
- Open House List
- New Listing Alerts
- Updated Pricing Alerts



NEGOTIATIONS & MANAGEMENT

- Contract Insight
- Disclosure Review
- Offer Strategy
- Present Offers
- Counter Offers
- Home Inspection
- Post-Contract Negotiations
- Coordinate with Attorney, Lender
- Closing Costs Estimate
- Reviews Inspection Repairs
- Closing



LOCAL EXPERTISE

- Neighborhood Research
- Local Knowledge & Maps
- School Rankings
- Market Trends
- Community Reports





REPRESENTATION & RELATIONSHIPS

BUYER'S AGENT

A Buyer's Agent has a fiduciary responsibility to represent only the home buyer's best interest throughout the home buying process.

SELLER'S AGENT

A Seller's Agent, also known as a listing agent, has a fiduciary responsibility to represent only the home seller's best interest through the home selling process. The listing agent is the seller's designated agent.

DUAL AGENT

A Dual Agent represents both the buyer and seller ethically and honestly, safeguarding the confidentiality of both clients. An agent must have the seller's and buyer's permission to act as a Dual Agent.





RESPECTED AND ADMIRERD

FORTUNE

WORLD'S MOST ADMIRERD COMPANIES

- #1 Apple
- #2 Amazon.com
- #3 Berkshire Hathaway**
- #4 Walt Disney
- #5 Starbucks
- #6 Microsoft
- #7 Alphabet (Google)
- #8 Netflix
- #9 JP Morgan Chase
- #10 FedEx

BARRON'S

WORLD'S MOST RESPECTED COMPANIES

- #1 Alphabet (Google)
- #2 Apple
- #3 Amazon.com
- #4 Berkshire Hathaway**
- #5 Microsoft
- #6 Costco Wholesale
- #7 Johnson & Johnson
- #8 Home Depot
- #9 3M
- #10 Walt Disney

FORBES

WORLD'S LARGEST PUBLIC COMPANIES

- #1 ICBC
- #2 China Construction Bank
- #3 JP Morgan Chase
- #4 Berkshire Hathaway**
- #5 Agricultural Bank of China
- #6 Bank of America
- #7 Wells Fargo
- #8 Apple
- #9 Bank of China
- #10 Ping An Insurance Group

*Fortune – World's Most AdmirerD Companies 2019 **Barron's – World's Most Respected Companies 2017 ***Forbes – The World's Largest Public Companies 2018





FINDING YOUR HOME



**BERKSHIRE
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BUYER TOOLS



POWER SEARCH
KoenigRubloff.com



BROKER TOUR & NETWORKING
Connections with the top brokers in the area



PROPERTY & PRICE ALERTS
Updates at digital speed



OPEN HOUSE LISTS
Plan your weekend search strategy



MOBILE
Take search anywhere



HOTSHEETS
New properties and prices, daily



PRE-MARKET/INTOUCH
Exclusive Access



KOENIGRUBLOFF REPORT
Market and sales trends



COMMUNITY GUIDES
A regional perspective



NEIGHBORHOOD PROFILES
Everything you want to know



HOMEMAP
Know where to shop, dine and play



ONE STOP SHOPPING
Mortgage, Title and Insurance work better together



DOCUAGENT
Digital transaction management



SATISFACTION SURVEY
Your feedback matters





SEARCH BETTER

KoenigRubloff.com attracts more than 100,000 desktop visits and more than 25,000 mobile site visits each month. Flexible property search, incredibly detailed property information, and fast updates, make it the destination to find a home.

SEARCH

Map Search with Drawing Tools

30+ Filters for Precise Results

Save Favorites & Social Media Sharing

Alerts for New Properties and Prices

DRILL DOWN

Everything You Need to Know

Full Screen Photo View

Room Dimensions

Taxes & Assessments

Schools & Parking

Property Price History

Satellite Map View

Agent Contact Information

THE NEIGHBORHOOD

Population & Economy

Area Sales History

All Nearby Schools

Environment

Quality of Life

KoenigRubloff.com
visitors come from more
than 10,000 cities in all
50 states and more than
180 countries.



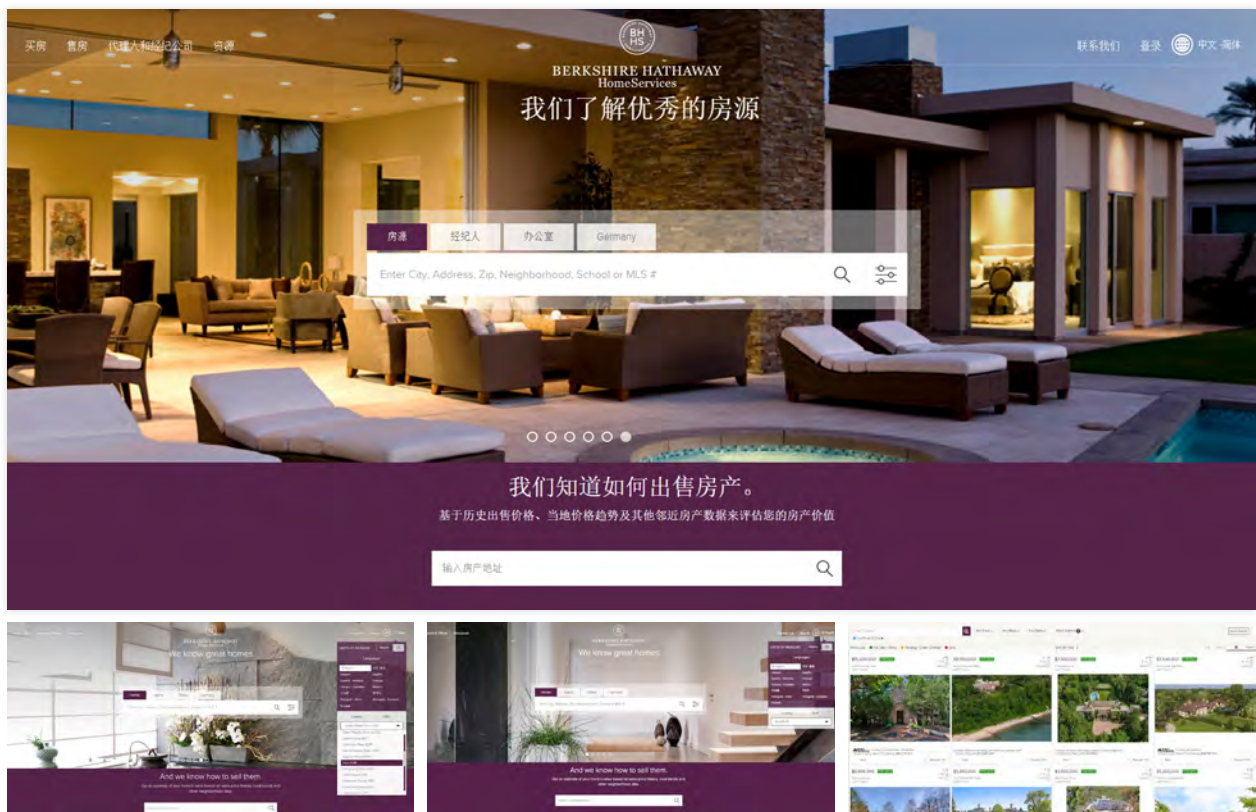
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WE SPEAK YOUR LANGUAGE

BERKSHIREHATHAWAYHS.COM

BerkshireHathawayHS.com reaches more than one million users each month from around the world. New multilingual search features and pricing conversion for more than 45 currencies helps us connect with buyers around the globe and just down the street.



CHINESE LANGUAGE DESTINATIONS

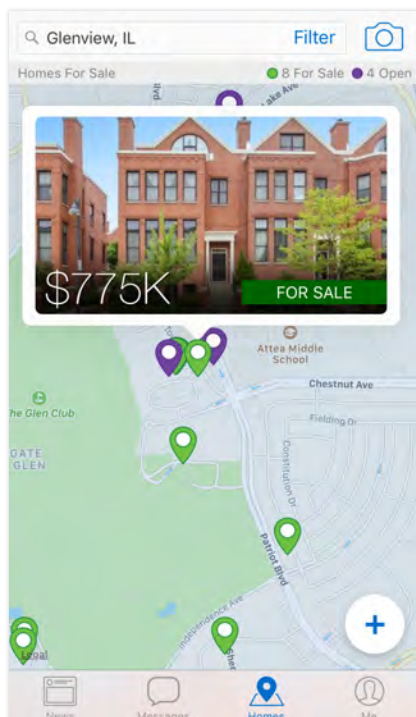
In addition to BerkshireHathawayHS.com, we market homes on two international real estate portals to reach Mandarin Chinese speakers. Juwai.com is hosted in China and accessible to an exclusive audience of high net worth Chinese consumers. Sodichan, which means “search properties” is a newly launched international property portal catering to Chinese buyers seeking to live abroad.



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HOMESNAP



AN APP THAT IS AS MOBILE AS OUR BUYERS

Search anytime, anywhere with the KoenigRubloff - branded HomeSnap mobile app.

- Instantly see homes for sale or rent nearby
- Snap a photo of a home to find it
- Search by schools or open houses
- Map, satellite and lot line views
- Real-time listing information
- Agent messaging
- Social media sharing
- Weekly neighborhood updates

Ask your agent for their direct download code, or visit SearchKRG.com.



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OPEN HOUSE & HOTSHEETS

Daily Hotsheets deliver new listings and price changes to our agents each morning for all KoenigRubloff listings. We generate broad exposure for our sellers at these critical marketing moments, and timely updates for our agents working with eager buyers.

Friday afternoon Open House lists help agents map out a weekend viewing strategy for buyers. City and Suburban editions offer sellers a marketing boost to maximize interest in an Open House event.

The image displays four screenshots of real estate listings from the Berkshire Hathaway HomeServices KoenigRubloff Realty Group. Each screenshot represents a different type of listing sheet:

- CITY Open Homes:** Shows a grid of city property listings. Each listing includes a photo, address, price, and 'Open House' details (date and time).
- SUBURBAN Open Homes:** Shows a grid of suburban property listings. Each listing includes a photo, address, price, and 'Open House' details.
- CITY Hotsheet:** Shows a grid of city property listings under the heading 'NEW LISTINGS'. Each listing includes a photo, address, price, and 'New Listings' details.
- SUBURBAN Hotsheet:** Shows a grid of suburban property listings under the heading 'NEW LISTINGS'. Each listing includes a photo, address, price, and 'New Listings' details.





A POWERFUL BROKER NETWORK

CONNECTIONS WITH THE TOP BROKERS IN THE AREA

Excellence inspires excellence. The power of KoenigRubloff is our network of 1,500 real estate professionals and staff. In the company of the most productive brokers in the area, we bring clients together.

RELOCATION - WE MOVE COMPANIES FROM AROUND THE WORLD.

Chicago and our surrounding suburbs are top destinations for corporate expansions. KoenigRubloff helps that growing workforce find their homes here. Allied with the most prestigious relocation providers like Brookfield Global Relocation and HomeServices Relocation, we are the broker of choice when companies need to move their most valuable asset.

INTOUCH | AGENT APP

Our industry-leading agent app keeps KoenigRubloff agents in the know. Only KoenigRubloff brokers get exclusive access to select properties in the days before they hit the market - a critical marketing time for both buyers and sellers.



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NEIGHBORHOOD PROFILES, COMMUNITY GUIDES, HOMEMAP

Getting to know the neighborhood is key to finding your perfect home. Your agent is a local expert, with terrific insight about the community.

COMMUNITY GUIDES

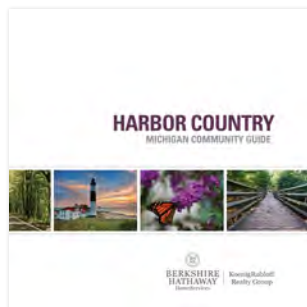
Understand the story and distinct features of individual communities in the region. Informative summaries guide you through the region, so you can quickly get to know what makes each one special.

NEIGHBORHOOD PROFILES

Take a deep dive into a specific community with data about schools and ratings, real estate sales history, an economic outlook and environmental factors.

HOMEMAP

See how close stores, schools, restaurants and community services are to a home. Custom maps show the area features that are most important to you.



Local expertise, at your fingertips.

Community & Neighborhood Information

Demographics near 900 N Michigan Ave, Chicago, IL 60611

Category	Area	City	County	National
Population	607	2,762,471	5,197,277	306,726,716
Population Density	28,754	12,574	8,883	87.8
Population Change	45.0%	46.4%	45.4%	46.2%
Population Growth	\$1.9%	\$1.9%	\$1.9%	\$1.9%
Population Age	61.1	33.1	38.2	37.2
Population Income	17	2.1	2.8	2.8
Median Household Income	\$176,181	\$47,458	\$34,648	\$31,048
Average Income per Capita	\$127,586	\$25,325	\$20,558	\$22,851

Population - 10 Year Chart

Home | My Listings | My Alerts | My Favorites | My Recent | My Recent | My Recent

Locations Near: 900 N Michigan, Chicago

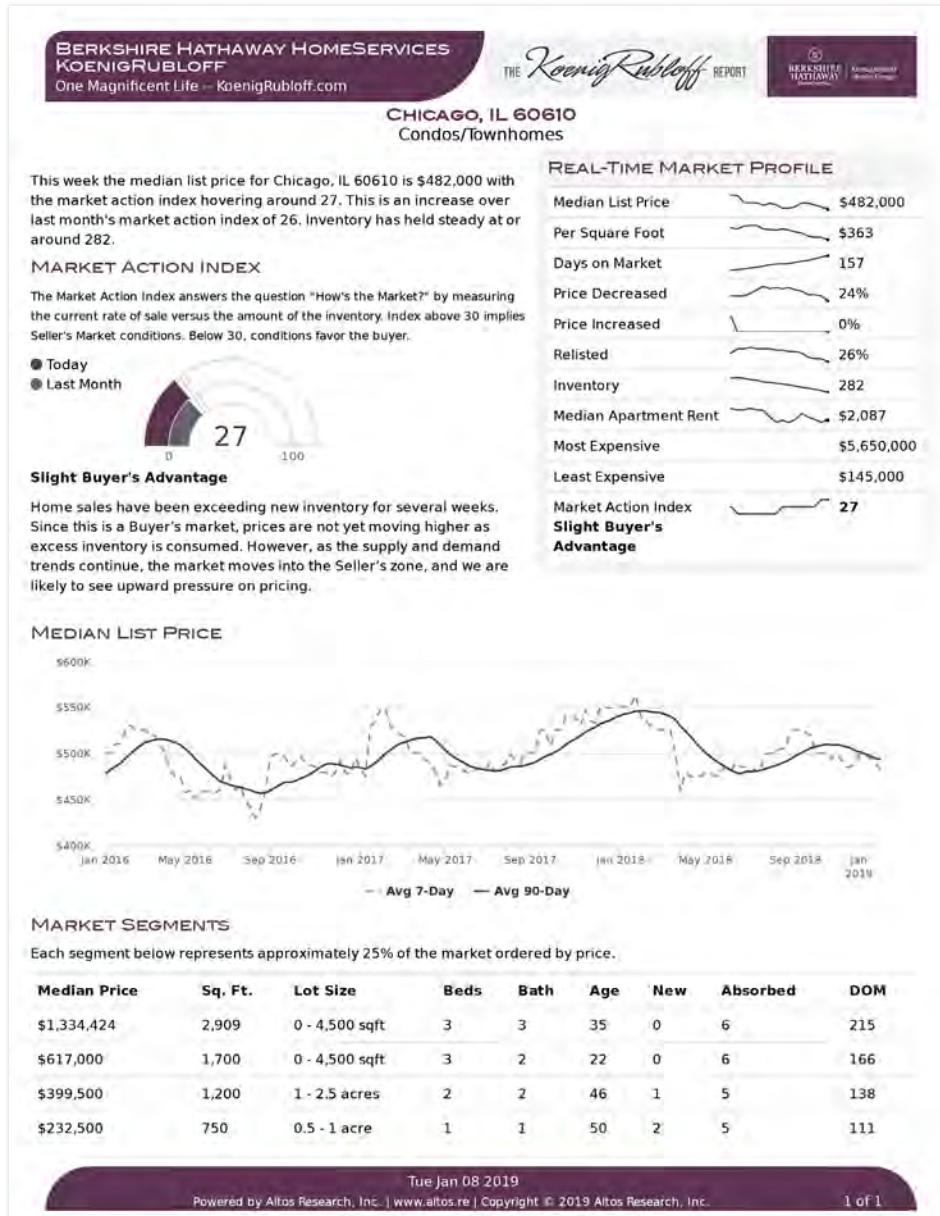
Coffee Shops

- Starbucks 111 E Chestnut St, Chicago, IL 60611 0.1 miles
- Starbucks 1001 N Dearborn St, Chicago, IL 60611 0.30 miles
- Starbucks 552 E Chicago St, Chicago, IL 60611 0.42 miles
- Starbucks 512 N State St, Chicago, IL 60611 0.50 miles
- Starbucks 441 E Chicago St, Chicago, IL 60611 0.52 miles
- Starbucks 444 N Michigan Ave, Chicago, IL 60611 0.52 miles
- Starbucks 401 E Chicago St, Chicago, IL 60611 0.52 miles
- Firecakes Donuts 402 N Clark St, Chicago, IL 60604 0.7 miles
- Starbucks 414 N Chicago St, Chicago, IL 60604 0.87 miles
- Goodness and the Baker 225 N Michigan Ave, Chicago, IL 60611 0.92 miles
- Starbucks 227 N LaSalle St, Chicago, IL 60611 1.01 miles
- Intelligentsia Coffee 31 N Dearborn St, Chicago, IL 60611 1.04 miles
- Starbucks 816 Michigan Avenue, Chicago, IL 60602 1.12 miles
- Starbucks 323 West Madison, Chicago, IL 60606 1.20 miles
- Starbucks 600 N LaSalle St, Chicago, IL 60611 1.26 miles
- Starbucks 225 W Madison St, Chicago, IL 60606 1.27 miles





OUR DATA POWERS YOUR NEXT MOVE KOENIGRUBLOFF REPORTS



We put neighborhood data and analysis at your fingertips to help you make the right decisions.

The KoenigRubloff Report is a trend and analysis tool that offers market details on hundreds of neighborhoods and communities in Cook, DuPage, Kane, Kendall and Lake Counties. Charts and graphs provide a snapshot of median prices, inventories, square footage, and market activity.





DOCUAGENT

Online paperwork management offers convenience and speed.

eSIGN

Offers and Contracts can be digitally signed and delivered from anywhere, including mobile devices. Sophisticated systems easily handle data for multiple parties, eliminating delays.

DOCUMENT DASHBOARD

An online transaction snapshot pinpoints needed documents, signatures and next steps.

